

BOARD OF APPEAL REFERRALS

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 140 Commonwealth Avenue, Chestnut Hill (at Boston line)
15. Z-5407 Ira & Margaret Deutsch
 2 Beaver Street, Boston

MEMORANDUM

October 15, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10-20-81

Z-5346

Gas Services Station

Getty Refining & Marketing
1744-1750 Centre St., West Roxbury
at Belgrade Avenue

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Install three 8000 gallon underground fiberglass gasoline storage tanks

Violation(s):
Section

8-6 Extension of a conditional use -

Four (2-3000, 2-4000 Gallon) existing obsolete underground metal storage tanks would be replaced by proposed fiberglass tanks, providing facility with improved safety equipment. Resultant reduction in bulk deliveries and noise level will benefit community. Recommend approval with proviso.

VOTED: In reference to Petition Z-5346, brought by Getty Refining & Marketing, 1744-1750 Centre Street, West Roxbury, for a conditional use to install three 8000 gallon underground fiberglass gasoline storage tanks in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that operating hours will not be extended.



Z-5346
1744-50 CENTRE ST
(W.B.)

Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5347
Getty Refining & Marketing
792-796 Truman Parkway,
Hyde Park
at Dana Avenue

Gas service station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 _____ waterfront _____
single family _____ manufacturing _____

Purpose: install three 8000 gallon underground fiberglass gasoline storage tanks.

Violation(s):
Section

8-6. Extension of a conditional use.

Existing metal underground tanks (2-3000, 1-4000, 1-5000 gallon) are to be replaced by improved modern safety facilities, which will also reduce frequency of deliveries. No neighborhood response.
Recommend approval with proviso.

VOTED: In reference to petition Z-5347, brought by Getty Refining & Marketing, 792-796 Truman Parkway, Hyde Park, for a conditional use to install three 8000 gallon underground fiberglass gasoline storage tanks in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that operating hours will not be extended.



792-96 TRUMAN PKAY
(H. P.)

Z-5347

Board of Appeal Referrals 10-15-81

Hearing: 10-27-81

Z-5373

Kathleen B. Armstrong
87 Farragut Road, South Boston
at East Fourth Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one family to three family dwelling.

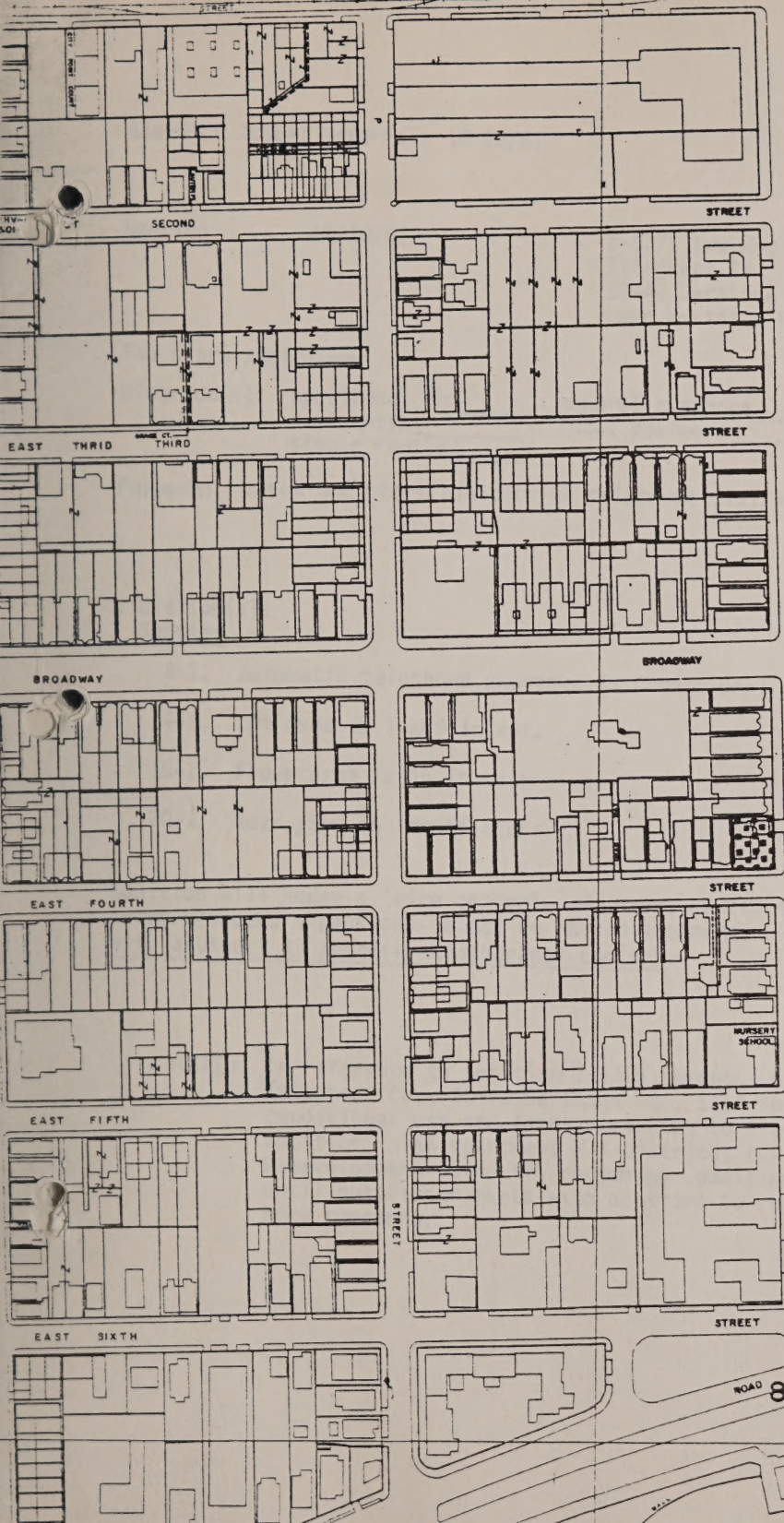
Violation(s):

Section

- 8-7. Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 district.
- 14-2. Lot area is insufficient.
- 17-1. Open space is insufficient.

Proposed conversion is inconsistent with residential character of the neighborhood. Community groups are opposed to this conversion. Recommend denial.

VOTED: In reference to Petition Z-5373, brought by Kathleen B. Armstrong, 87 Farragut Road, South Boston, for a forbidden use and two variances for change of occupancy from one to three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is inconsistent with residential character of the neighborhood. There is strong community objection.



FARRAGUT

PARK

PARKING AREA

AQUARIUM
SKATING
RINK

WILLIAM

BELL

MARINE

WILLIAM

DAY

BOULE

ROAD

ROAD

Z-5373

87 FARRAGUT RD.
(S.B.)

PUBLIC
LANDING

Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5375 New England Telephone &
Telegraph Co.
30-42 Saratoga St., East Boston
near Meridian St.

Two story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition to telephone dial equipment building.

Violation(s):

Section

- 8-7. Automatic telephone exchange is conditional in an H-1 district.
- 14-2. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 20-1. Rear yard is insufficient.

Addition will house a "wire center". However, abutters have expressed concern about proposed expansions impact on the environment. Recommend petitioner meet with abutters to resolve neighborhood concern.

VOTED: In reference to petition Z-5375, brought by New England Telephone Co., 30-42 Saratoga St., East Boston, for a conditional use and three variances to erect a one story addition in an apartment H-1 district, the Boston Redevelopment Authority recommends decision be postponed until petitioner meets with abutters to resolve neighborhood concerns.



LEXINGTON

BORDER STREET

PUBLIC LIBRARY
EAST BOSTON
BRANCH

MERIDIAN

PRINCETON

SARATOGA

BENNINGTON

PORTER

LONG

SUMNER TUNNEL ENTRANCE

CALLAHAN TUNNEL EXIT

STREET

TOLL

STREET

PLAYGROUND

LINE

BULKHEAD

STREET

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STREET

Z-5375

30-42 SARATOGA ST.
(E.B.)

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LONDON

SCHOOL

PLAY

PARIS

STREET

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Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5376
Joseph M Aleo
25 Worcester Square, Boston
near Harrison Avenue

Five story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one family and lodging house to
four apartments.

Violation(s):

Section

8-7. Any dwelling converted for more families which does not
meet the requirements of open space is forbidden in an
H-2 district.

17-1. Open space is insufficient.

Proposed units are consistent with multi-family residential nature
of the area. No apparent objections. Recommend approval with
proviso.

VOTED: In reference to petition Z-5376, brought by Joseph
M Aleo, 25 Worcester Square, Boston, for a for-
bidden use and variance for change or occupancy
from one family and lodging house to four apartments
in an apartment (H-2) district, the Boston Redevelop-
ment Authority recommends approval provided plans
are submitted to the Authority for design review.



Z-5376
25 WORCESTER ST.
(B.P.)

PARKING
AREA

Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5377
Sam & Richard Sarkisian
1035 Hyde Park Ave, Hyde Park
at Westminster Street

Gas service station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-5 waterfront _____
single family _____ manufacturing _____

Purpose: increase capacity of underground gasoline storage from 3000 to 12,000 gallons.

Violation(s):

Section

8-6. Increase of pre-existing conditional use.

Supplier has refused to renew contract with petitioner, unless storage capacity is increased. Other suppliers have responded similarly. Abutters have no objections. Recommend approval.

VOTED: In reference to petition Z-5377 brought by Sam & Richard Sarkisian, 1035 Hyde Park Avenue, Hyde Park, for a conditional use to increase capacity of underground gasoline storage from 3000 to 12,000 gallons in a local business (L-5) district, the Boston Redevelopment Authority recommends approval with proviso that operating hours not be increased.



Z-5377
35 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5378
 Marshall Real Estate Trust
 48-50 Winter St., Boston
 near Tremont St.

Five-story structure.

District(s): apartment _____ general business B-10 _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from one apartment, store, offices, restaurant, to
 one apartment, store, offices, take-out restaurant.

Violation(s):
Section

8-7. Restaurant which sells on-premises prepared food for off-premises consumption is conditional in a B-10 district.

Existing restaurant specializes in salad take-outs. Winter Street Merchants Association supports proposal. Recommend approval.

VOTED: In reference to petition Z-5378, brought by Marshall Real Estate Trust, 48-50 Winter Street, Boston, for a conditional use for change of occupancy from one apartment, store, offices, restaurant to one apartment, store, offices, take-out restaurant in a general business (B-10) district, Boston Redevelopment Authority recommends approval. Petitioner should maintain premises in cooperation with Winter Street Merchants Association General Maintenance Program for Mall Area.



GRANARY
BURIAL
GROUND
(CEM)

Z-4378

48-50 WINTER ST.

(B.P.)

Board of Appeal Referrals 10/15/81

Hearing: 10/27/81

Z-5379

R F Dearborn
1422 Centre St., Roslindale
at Knoll St.

Gas service station.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from gas service station to gas service station and outdoor sale of four used cars.

Violation(s):

Section

8-7. Outdoor sale and display for sale of used motor vehicles is forbidden in an L-.5 district.

Site is located in small retail area abutted by one and two family residences. Extension of commercial use would increase conditions of traffic, visibility, safety and noise which are already at problem level. Strong community opposition in form of letter and petition from Centre - Knoll Streets Area Neighborhood Association. Recommend Denial.

VOTED: In reference to petition Z-5379, brought by R F Dearborn, 1422 Centre Street, Roslindale, for a forbidden use for change of occupancy from gas service station to gas service station and outdoor sale of four used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is located in small retail area abutted by one and two family residences. Extension of commercial use would increase conditions already at problem level. Strong community opposition in form of letter and petition from Centre - Knoll Streets Area Neighborhood Association.



2-5379
1422 CENTRE ST
(ROS)

Board of Appeal Referrals 10/15/81

Hearing: 10/27/81

Z-5384
 John Moore
 80 Park St., Dorchester
 near Sturtevant St.

1½ story structure

District(s):	apartment_____	general business_____	industrial I -2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one family dwelling and office
 for tow lot for fifty motor vehicles to office for tow
 lot for fifty motor vehicles and dismantling and sales
 of auto parts.

Violation(s):

Section

- 8-7. Dismantling of motor vehicles and storage of junk is
 Conditional in an I-2 district.

In January 1980, Authority recommended denial of similar petition.
 Board of Appeal dismissed it without prejudice as petitioner sought
 to resolve differences with neighborhood.

Proposed expansion would have an adverse impact on existing resi-
 dential properties. Freeport - Adams Civic Association, Clam
 Point Association and area residents have expressed concerns and
 opposition. Recommend Denial.

VOTED: In reference to petition Z-5384, brought by John
 Moore, 80 Park Street, Dorchester, for a condition-
 al use for change of occupancy from office for
 tow lot to office for tow lot and dismantling
 and sales of auto parts in an industrial (I-2)
 district, the Boston Redevelopment Authority
 recommends denial. Proposed expansion would have
 an adverse impact on existing residential properties.
 Freeport - Adams Civic Association, Clam Point
 Association and area residents have expressed
 concerns and opposition.



Z-5384
80 PARK ST.
(DOR.)

Board of Appeal Referrals 10-15-81

Hearing: 10-27-81

Z-5394
Stanley Sampson
1183 Saratoga St.
East Boston
near Teragram St.

Two story structure -

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story addition to two family dwelling.

Violation(s):

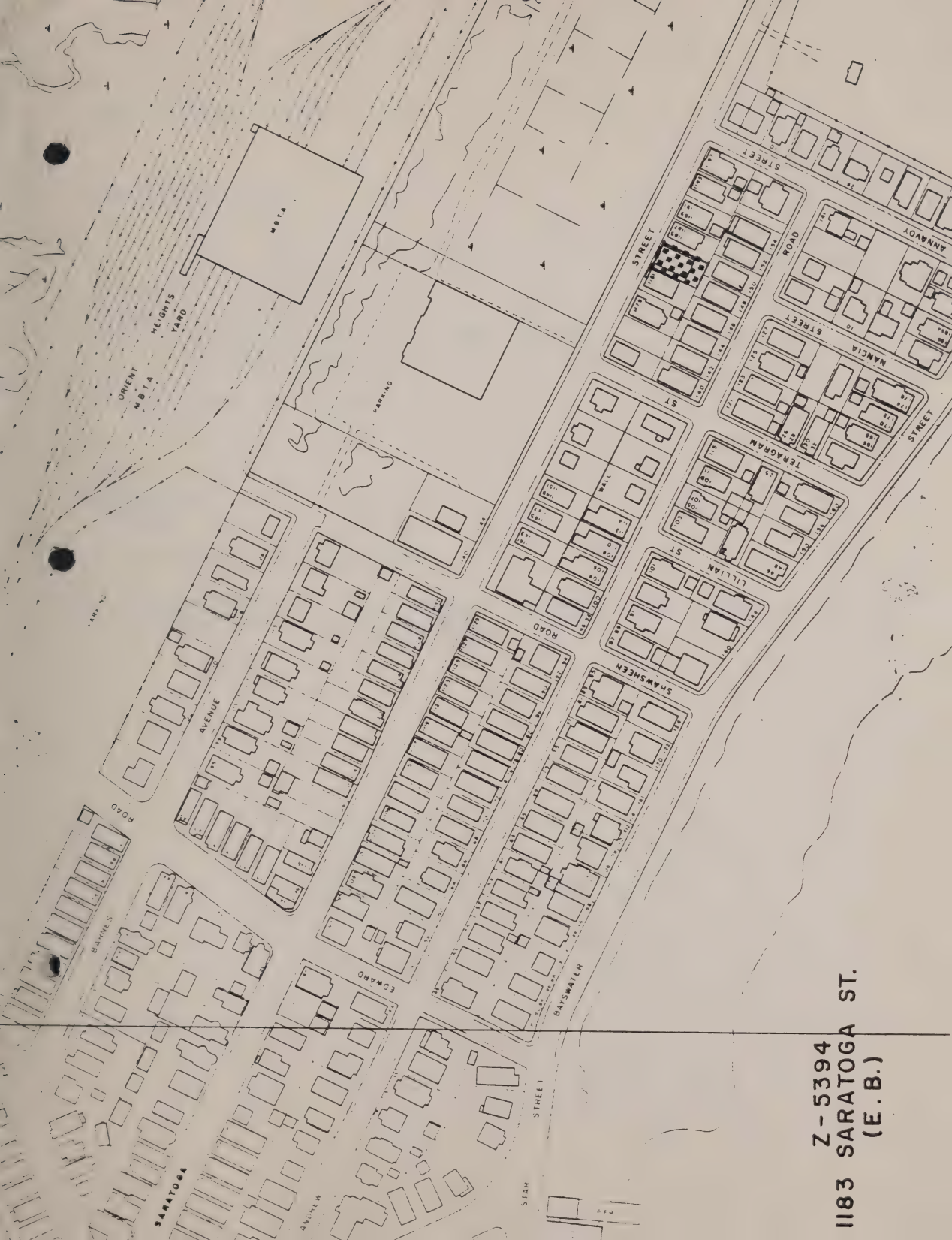
Section

20-3 rear yard is insufficient

Petitioner proposes to erect a 15'x30' open porch addition to rear of his second floor apartment. Abutter has no objection.

Recommend Approval.

VOTED: In reference to petition Z-5394, brought by Stanley Sampson, 1183 Saratoga St, East Boston, for a variance to erect a one story addition to a two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Open porch (15'x30') addition would be erected to rear of Petitioner's second floor apartment. Abutter has no objection.



Z-5394
1183 SARATOGA ST.
(E.B.)

Board of Appeal Referrals 10-15-81

Hearing: 10-20-81

Z-5397

Greater Boston YMCA
312-320 Huntington Avenue
Boston
near Gainsboro Street

Seven story structure

District(s):	apartment H-3 _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Erect one story addition

Violation(s):
Section

8-6 extension of a conditional use

Proposed addition will house new women's health club and handball courts.
No adverse impact. Recommend Approval.

VOTED: In reference to petition Z-5397, brought by Greater Boston YMCA, 312-320 Huntington Ave, Boston, for a conditional use to erect a one story addition to YMCA structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Addition will house new women's health club and handball courts. Petitioner should consider lower rates for city residents.

312-320 HUNTINGTON AVE
(B.P.)

WILLIAM F CARTE.

PLAYGROUND

Board of Appeal Referrals 10/15/81

Hearing: 10/27/81 Z-5399-5400
Stanley T & Julia T Michalski
131-131 (r) West Third St. South Boston
near C. Street

Three story and two story structures.

District(s): apartment H-1-50 general business industrial
residential local business waterfront
single family manufacturing

Purpose: legalize occupancies: two family dwelling & one family dwelling;
subdivide.

Violation(s):
Section

- 14-1. Lot area is insufficient.
- 17-1. Open space is insufficient.
- 18-1. Front yard is insufficient.
- 20-1. Rear yard is insufficient.

Occupancies have existed for many years. Subdivision will allow sale of separate properties. One family dwelling on proposed rear lot will be sold to present occupant. Two Family dwelling on front lot is owner occupied. Abutters and community support proposal. Recommend approval.

VOTED: In reference to petitions Z-5399-5400, brought by Stanley T & Julia T Michalski, 131-131-(r) West Third St., South Boston, for seven variances to legalize occupancies for two family and one family dwellings and subdivide in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancies have existed for many years. Subdivision will allow sale of separate properties. One family dwelling on proposed rear lot will be sold to present occupant. Two family dwelling on front lot is owner occupied.

2-5399-5400
131-131(R) WEST (S.B.)



Board of Appeal Referrals 10/15/81

Hearing:

10/27/81

Z-5402

The Druker Co.

460-498 Tremont St., Boston

at East Berkeley St.

Seven story structure.

District(s): apartment H-3 general business B-4 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from 144 apartments, retail stores, restaurant to 144 apartments, retail stores, restaurant & day care center for 75 children.

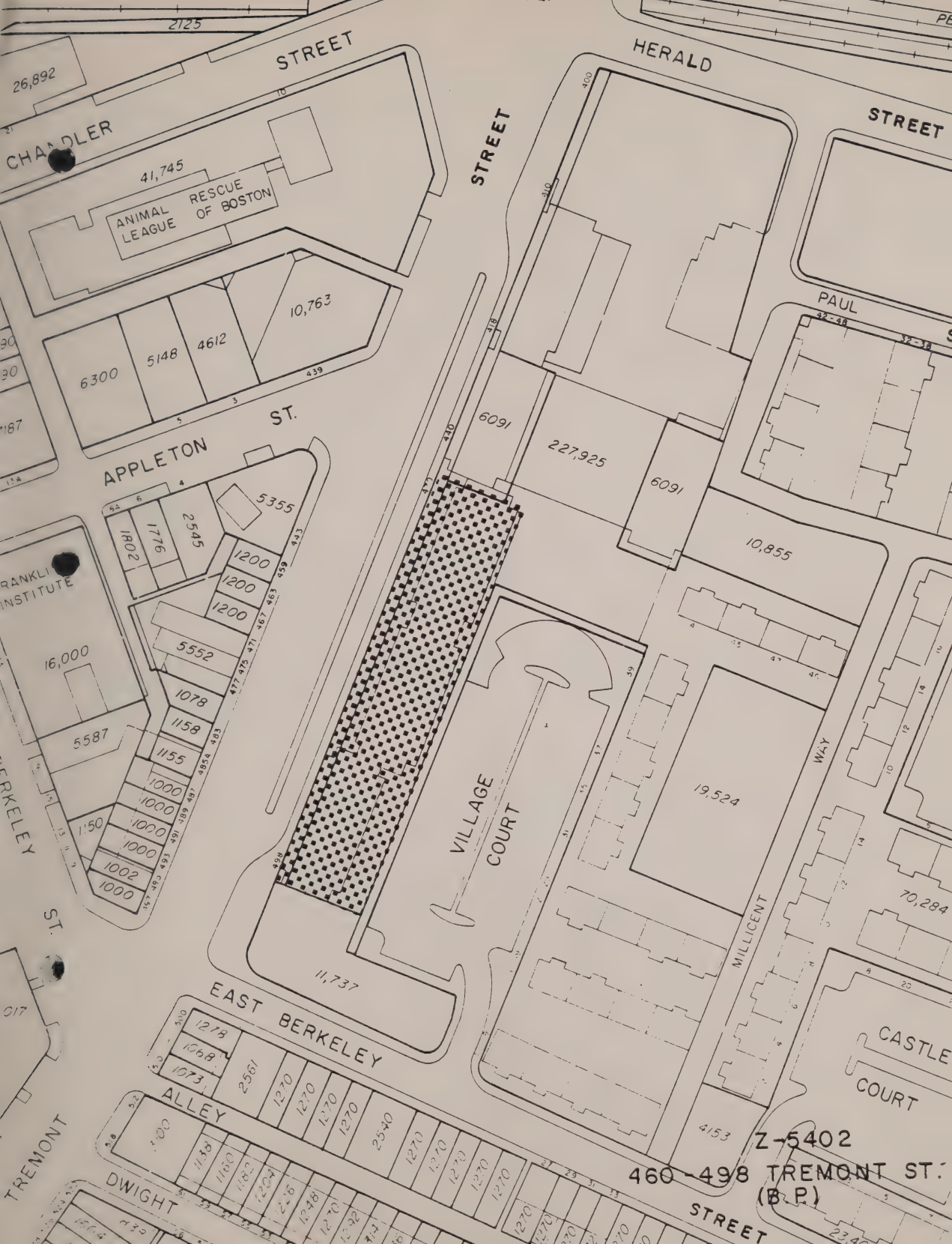
Violation(s):

Section

- 8-7. Day care center for 75 children is conditional in an H-3 district.

Day care center has existed at site for past ten years. Since 1976 "Infants and Other People Inc," a non-profit corporation, has operated the day care program for 60 children, a majority of which are from Boston low income families. Facility, licensed by Office For Children, is beneficial to the community. Recommend Approval.

VOTED: In reference to petition Z-5402, brought by the Druker Co., 460-498 Tremont St., Boston, for a conditional use for change of occupancy from 144 apartments, retail stores, restaurant to 144 apartments, retail stores, restaurant, day care center for 75 children in apartment (H-3) & general business (B-4) district, the Boston Redevelopment Authority recommends approval. Day care center has existed at site for past ten years. Since 1976, "Infants and Other People Inc., a non-profit corporation, has operated day care program for 60 children a majority of which are from Boston low income families. Facility, licensed by Office For Children, is beneficial to the community.



Board of Appeal Referrals 10/15/81

Hearing: 10/27/81

Z-5403

Trustees of Boston College
140 Commonwealth Avenue, Chestnut
Hill
at Boston-Newton line

College campus.

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect four story library structure.

Violation(s):

Section

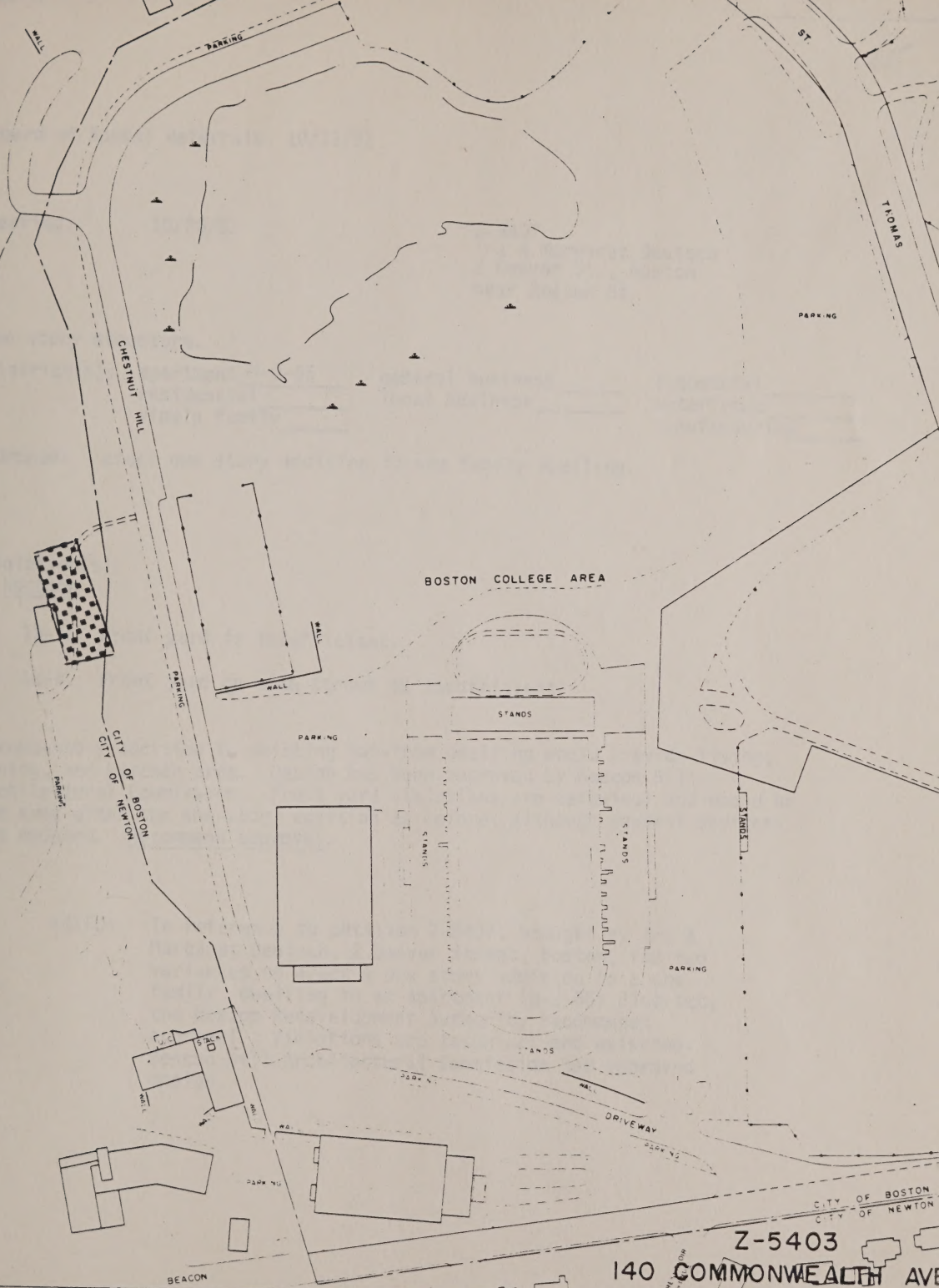
8-7. A university granting degrees by authority of the Commonwealth is conditional in an R-.5 district.

16-1. Height of building is excessive.

Library building will be erected in center of campus on the Boston-Newton line. Only a very small portion (77.5'x13.8') of the structure will be located in Boston. Variance required to satisfy U. S. Department of Education.

Recommend approval.

VOTED: In reference to petition Z-5403, brought by Trustees of Boston College, 140 Commonwealth Avenue, Chestnut Hill, for a conditional use and variance to erect a four story library building in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Minor variance will satisfy U.S. Department of Education. Library will be erected in center of campus on the Boston-Newton line.



BOSTON COLLEGE AREA

Z-5403

140 COMMONWEALTH AVE
(CHESTNUT HILL)

Board of Appeal Referrals 10/15/81

Hearing: 10/20/81

Z-5407
Ira & Margaret Deutsch
2 Beaver St., Boston
near Beacon St.

One story structure.

District(s):	apartment H-2-65	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: erect one story addition to one family dwelling.

Violation(s):
Section

18-1. Front yard is insufficient.

18-4. Front yard on side street is insufficient.

Second-story addition to existing two-room dwelling would provide living, dining, and kitchen area. Design has been approved by Beacon Hill Architectural Commission. Front yard violations are technical and would be the same after the one-story addition as before, although several abutters are opposed. Recommend approval.

VOTED: In reference to petition Z-5407, brought by Ira & Margaret Deutsch, 2 Beaver Street, Boston, for two variances to erect a one story addition to a one family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Violations are technical and existing. Beacon Hill Architectural Commission has approved design.



Z-5407
2 BEAVER ST.
(B.P.)

